

The Aug 18th meeting of the HOA Officers was held on Zoom ,Dave Sanchez represented the Management Company ,TPM Inc, and was host, Ashley ,the HOA President, conducted.

1 The financial statement was reviewed. Our one collection action has been resolved in full,including over \$1500.00 in late fees. There are no collection issues at this time. All expensess are as expected.

2 Dave also reported on the HOA's efforts to conserve water. All but two of the HOA'S 27 accounts show,on average, about a 5% reduction in consumption. Unfortunately the water rate appears to have gone up about 5% since are bills are slightly higher than at this time last year. Efforts to conserve will continue ,some areas to turn down even more were pointed out . The officers will also look at areas that could go to exroscaing , converting to rock or mulch.These will be looked at prior to the Sept Annual Meeting.

3 New bid to replace the 115 feet of two rail fence on the NE property line were reviewed. The project also requires removal ot the large Box Elder tree stump. LD , our lawn contractor will do the stump removal. Also recommended and approved was the removal of the Russian Olive from the neighbors yard hanging over the same property line. The PVC fence will match the color and design of the Freedom Blvd PVC fence. This upgrade should be done before the Annual Meeting. This bid is less than the previous bid.

4 Crack seal discussion was put off until next year.

5 TPM Inc asked to get firm cost on increasing pickup of two of the trash cans to consider at the next meeting.

6 Roof status was reviewed. 50 of our 66 roofs have been reshingled in the last five years. The remaining roofs will be visually inspected before winter. There are no obvious problems or concerns.

7 The Officers and managers will schedule a walking inspection of the property in the next week or 10 days in preparation for the upcoming annual meeting.

8 There was an involved discussion about an increase in the monthly HOA fee . With the steady rise in Insurance,utilities,maintenance costs a \$10.00/mth increase will be proposed and discussed at the Annual Meeting.

9 Some minor maintenance items were discussed and approved: Some additional lawn weed treatment, spraying weeds in cracks and asphalt seams,cutting back the vines 5-6 feet on the very north end of the NE driveway chain link fence and removing the volunteer tree behind SW dumpster.

Dave was assigned to prepare the meeting minutes. The Officers will prepare info giving notice of the Annual Meeting. Notice should be sent by the end of August. Managers will send the notice. Special thanks was expressed to Armida who has been a joy to work with and a friend to the HOA.